

# Rental Complex Testing Results

Test #	Test For	Category Results	
9	race	1	No Evidence
12	race	1	No Evidence
13	race	1	No Evidence
14	race	1	No Evidence
15	race	1	No Evidence
17	race	1	No Evidence
18	race	1	No Evidence
20	race	1	No Evidence
21	race	1	No Evidence
22	race	1	No Evidence
23	race	1	No Evidence
24	race	1	No Evidence
31	race	1	No Evidence
33	race	1	No Evidence
34	race	1	No Evidence
35	race	1	No Evidence
36	race	1	No Evidence
37	race	1	No Evidence
38	race	1	No Evidence
39	race	1	No Evidence
43	race	1	No Evidence
45	race	1	No Evidence
47	race	1	No Evidence

Test #	Test For	Category	Results
49	race	1	No Evidence
51	race	1	No Evidence
52	race	1	No Evidence
53	race	1	No Evidence
55	race	1	No Evidence
8	race	2	Both testers were offered units on different dates in the same week. Neither was offered the unit on a requested date.
19	race	2	More information was given to the white tester. The black tester said she didn't have time to see a unit and had a shorter conversation.
26	race	2	There was a slight difference in the dates units were available. Both the testers were offered a unit on their requested date. Both testers were offered a rent special.
27	race	2	There was a slight difference in the dates units were available. The same unit was available on the same terms on the date requested.
29	race	2	Each tester was told nothing was available on the requested date of December 1st. The white tester was told units were available on December 9th and December 13th. The black tester was told units were available on December 9th and in January. The application contains a questionable occupancy standard.
30	race	2	The office was closed when one tester visited. Availability and pricing information was posted.
32	race	2	Black tester told that an additional unit was available two weeks before the requested date. The testers were served by different agents.
41	race	2	Both testers spoke to the same rental agent. Both testers were told that there were no vacancies at this senior apartment complex. The white tester was told about what was included in the rent, lease terms, security deposit fees, income and age requirements. The Black tester was not given this information.
46	race	2	Different information was given based on different tester responses to the agents questions.
50	race	2	Immigration information was requested on the application.
10	race	3	White tester told units available in late January. Black tester told units available in late February.
11	race	3	The white tester was told that an extra unit with more bedrooms was available. The black tester was not told of the unit, but did not request that type of unit.

Test #	Test For	Category Results	
16	race	3	The agent mentioned an additional unit to the white tester. The unit was not the type requested by either tester.
25	race	3	The black tester was told 2 one-bedroom units were currently available (November) and 1 one-bedroom unit was available on Dec 1st. The white tester was told several one bedrooms were available on December 7th. The request date was December 1st.
28	race	3	Both testers were told that no requested units (one-bedroom) were available. The white tester was told of a two-bedroom unit that the black tester was not told about.
42	race	3	Both testers spoke to the same agent. The black tester was told about one available one-bedroom unit and the white tester was told about two available one-bedroom units.
54	race	3	The white tester was told the rent for a one-bedroom unit was \$860 per month, the black tester was told that a one-bedroom unit rented for \$875 per month.
40	race	4	The agent offered to put the white tester's name on a waiting list. The black tester was not offered this option. The white tester was told about the meal plans, income requirement and the deposit fee. The white tester was also encouraged to bring her mother to view the complex. Again, the black tester was not offered these options.
44	race	4	Both testers spoke to the same agent. Both testers requested a one-bedroom unit with a move-in date of December 1st. The black tester was told that two units would be available in November and two units would be available in December. The December availability dates were later in the month. The white tester was told that a one-bedroom unit would be available on December 1st. The white tester was also shown a unit and the black tester was not.
48	race	4	Both testers spoke to the same agent. Both testers requested a one-bedroom unit with a move-in date of December 1st. The black tester was told about 3 available units, none of which were available on December 1st. The black tester was referred to another complex that had vacancies on December 1st. The white tester was told about three available units, none of which were available on December 1st. The white tester was told to come back to the rental office the next day to submit an application for two of the available units. The white tester was told that if she paid a reservation fee, the units could be held until December 1st. The black tester was not told this. The white tester was also told about what was included in the rent, lease terms and security deposit fees. The black tester was not given this information.
56	race	4	The Black tester was told about one available one-bedroom unit and the white tester was told about two available one-bedroom units. The white tester was told about amenities and asked his floor preference. The white tester was also told about price ranges and shown floor plans.
81	national origin (Hispanic)	1	No Evidence

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82	national origin (Hispanic)	1	No Evidence
83	national origin (Hispanic)	1	No Evidence
87	national origin (Hispanic)	1	No Evidence
88	national origin (Hispanic)	1	No Evidence
89	national origin (Hispanic)	1	No Evidence
90	national origin (Hispanic)	1	No Evidence
91	national origin (Hispanic)	1	No Evidence
93	national origin (Hispanic)	1	No Evidence
94	national origin (Hispanic)	1	No Evidence
101	national origin (Hispanic)	1	No Evidence
102	national origin (Hispanic)	1	No Evidence
104	national origin (Hispanic)	1	No Evidence
106	national origin (Hispanic)	1	No Evidence
108	national origin (Hispanic)	1	No Evidence
109	national origin (Hispanic)	1	No Evidence
110	national origin (Hispanic)	1	No Evidence
111	national origin (Hispanic)	1	No Evidence
112	national origin (Hispanic)	1	No Evidence
115	national origin (Hispanic)	1	No Evidence
116	national origin (Hispanic)	1	No Evidence
118	national origin (Hispanic)	1	No Evidence
120	national origin (Hispanic)	1	No Evidence
121	national origin (Hispanic)	1	No Evidence
122	national origin (Hispanic)	1	No Evidence
123	national origin (Hispanic)	1	No Evidence

Test #	Test For	Category	Results
95	national origin (Hispanic)	2	Both testers requested a one-bedroom unit with a move-in date of December 15th. Both testers spoke to the same agent. The Non- Hispanic tester also spoke to a second agent. The Hispanic tester was told that a one-bedroom unit would be available in early January. The Non- Hispanic tester was told that a one-bedroom unit would be available on December 15th after the second agent brought the vacancy to the first agent's attention.
98	national origin (Hispanic)	2	The Non Hispanic tester was told about a rent special after viewing a unit. The Hispanic tester left without viewing a unit saying she would return. The Hispanic tester did not return. The agent did not tell the Hispanic tester about the rent special.
86	national origin (Hispanic)	3	Both testers spoke to the same agent. Both testers were told that a one-bedroom unit would be available in January. The Non- Hispanic tester completed a Guest Card and the agent said she would call the tester if a one-bedroom unit became available. The Hispanic tester did not complete a Guest Card and was not told by the agent that she would be called if a unit became available. (This tester was told to call agent)
92	national origin (Hispanic)	3	Both testers expressed an interest in a one-bedroom unit with a move-in date of December 15th. Both testers were told that two-bedroom units were available immediately. The Non- Hispanic tester was shown a model and the Hispanic tester was not shown a model. The agent told the Non-Hispanic tester about another apartment complex that had available one-bedroom units. The agent offered to call the other complex for the tester. The tester also received a brochure and price list for the referral complex. The Hispanic tester was not given this information.
103	national origin (Hispanic)	3	Both testers spoke to the same rental agent. Both testers were told that a one bedroom unit would be available in January. The agent told the Non- Hispanic tester that a one bedroom unit might be available on the tester's requested move-in date (December 15th ). The agent indicated that a pending application had been withdrawn that day on a one-bedroom unit. The agent offered to put the Hispanic tester's name on a waiting list.
119	national origin (Hispanic)	3	The Hispanic tester was told that a one-bedroom unit would be available on December 9th. The Non- Hispanic tester was told that several one-bedroom units would be available on the requested move-in date (December 15th).
125	national origin (Hispanic)	3	Both testers requested a one-bedroom unit with a move-in date of December 15th. The black tester was told that there were no one-bedroom units available. The black tester was told about two available two-bedroom units. The Non- Hispanic tester was told that a one-bedroom unit was available due to a cancellation. The Non- Hispanic tester was told what utilities were included in the rent and about the security deposit fees. The black tester was not told about this information. Also, the Non- Hispanic tester completed a Guest Card and the black tester did not.

Test #	Test For	Category	Results
84	national origin (Hispanic)	4	Both testers requested a one-bedroom unit with a move-in date of December 15th. The Hispanic tester was told that a one-bedroom unit would be available in mid-January. The Non-Hispanic tester was given an early January availability date for a one-bedroom unit. Also, the Non-Hispanic tester was shown a model unit and the Hispanic tester was not.
85	national origin (Hispanic)	4	The Hispanic Tester was told a one-bedroom unit was available now and on December 15th. The Non-Hispanic Tester was told only that a one-bedroom unit was available on December 1st.
96	national origin (Hispanic)	4	Both testers spoke to the same rental agent. The Hispanic tester was told that 2 one-bedroom units were available for immediate occupancy. The Non-Hispanic tester was told that a one-bedroom unit was available immediately. The tester was also told that a one-bedroom unit would be available the next week which was closer to the tester's requested move-in date of December 15th. Both testers requested an application. The Hispanic tester was told that the application had to be completed in the office on a computer. The Non-Hispanic tester was told that the application could be completed in the office or that the tester could take the application with him. Also, the Non-Hispanic tester was shown a unit and the Hispanic tester was not. The application asks about hearing impairments.
97	national origin (Hispanic)	4	Both testers spoke to the same agent. Both testers requested a one-bedroom unit with a move-in date of December 15th. The Hispanic tester was told that a one-bedroom unit would be available in January. The Non-Hispanic tester was told that 2 one-bedroom units would be available on December 15th. The agent offered to reserve a unit for the Non-Hispanic tester.
99	national origin (Hispanic)	4	Both testers spoke to the same rental agent. Both testers were told that there were no one-bedroom apartments available. The agent asked the Non-Hispanic tester for her name and telephone number. The agent indicated that she would call the tester if a unit became available. The agent did not ask for the Hispanic tester's telephone number and did not offer to call the tester if a unit became available.
100	national origin (Hispanic)	4	The testers spoke to different agents. Both testers were told that there were no one bedroom units available. The agent asked the Non-Hispanic tester if she wanted to have her name put on a waiting list. The agent took the tester's phone number. The Hispanic tester asked the agent if there was a waiting list and the agent said no.
105	national origin (Hispanic)	4	Both testers spoke to the same agent. Both testers were told that there were no one-bedroom units available. The agent responded negatively when the Hispanic tester asked whether any vacancies were anticipated. The Non-Hispanic tester was told that the complex would be accepting applications on December 1st for mid-January rentals. The Hispanic tester was not given this information.

Test #	Test For	Category	Results
107	national origin (Hispanic)	4	Both testers were told that a one-bedroom unit was available for immediate occupancy. The Non- Hispanic tester was also told that the available unit could be held until the tester's requested move-in date (December 15th). The Non- Hispanic tester was shown a model and the Hispanic tester was not. Also, the agent filled out a Guest Card for the Non- Hispanic tester. The Hispanic tester did not complete a Guest Card.
113	national origin (Hispanic)	4	The Hispanic tester was told a one-bedroom unit was available immediately and on December 1st. The Non- Hispanic tester was told that a unit would be available on the requested move-in date (December 15th). Both testers were told about a rent special. The Non- Hispanic tester was told to call the agent later in the day because the rent special would probably be modified.
114	national origin (Hispanic)	4	Both testers spoke to the same agent. Both testers requested a one-bedroom unit with a move-in date of December 15th. The Hispanic tester was told that a two bedroom unit would be available in December. The Non- Hispanic tester was told that 2 one-bedroom units would be available in December. The Hispanic tester was referred to another complex.
117	national origin (Hispanic)	4	Both testers spoke to the same agent. The Hispanic tester was told that a one-bedroom unit was available in December. The Non- Hispanic tester was told that 3 one-bedroom units would be available on the requested move-in date (December 15th).
124	national origin (Hispanic)	4	Both testers spoke to the same agent. Both testers were told that a one-bedroom unit was not expected to be available until January. The Non- Hispanic tester was told that if she completed an application, her name would be put on a waiting list. The information was not given to the Hispanic tester. The Non- Hispanic tester was also asked to call the agent back to check on vacancies. The Hispanic tester was not asked to call back.
57	familial status	1	No Evidence
58	familial status	1	No Evidence
59	familial status	1	No Evidence
60	familial status	1	No Evidence
61	familial status	1	No Evidence
62	familial status	1	No Evidence
63	familial status	1	No Evidence
64	familial status	1	No Evidence
65	familial status	1	No Evidence
66	familial status	1	No Evidence

Test #	Test For	Category Results	
67	familial status	1	No Evidence
69	familial status	1	No Evidence
70	familial status	1	No Evidence
71	familial status	1	No Evidence
72	familial status	1	No Evidence
73	familial status	1	No Evidence
74	familial status	1	No Evidence
75	familial status	1	No Evidence
77	familial status	1	No Evidence
78	familial status	1	No Evidence
79	familial status	1	No Evidence
80	familial status	2	21 day difference in availability. Move in sheet confirms later date
76	familial status	3	Both testers spoke to the same agent. Both testers were told that there were no one bedroom units available. Both testers were given the same date that a two-bedroom unit would be available. The agent told the single-parent tester that a one-bedroom with den unit might be better for the tester and that she should consider it. The tester was told that a one-bedroom with den unit might be available soon. The married tester without children was not told that she should consider a one-bedroom with den unit.
68	familial status	4	Both testers spoke to the same rental agent. The single-parent tester was told that she could not apply to rent a one-bedroom unit because she had an eleven-year-old son. The tester was told that she would have to apply to rent a two-bedroom unit. The single-parent tester was told that the waiting period for a two-bedroom unit is 3 to 6 months. The married tester without children was told that there were no one-bedroom units available. The married tester was told that the waiting period for a one-bedroom unit is 2 months. The agent offered to put the single-parent tester on the waiting list for a two-bedroom unit and likewise offered to put the married tester on the waiting list for a one-bedroom unit.
3	disability	1	No Evidence
5	disability	1	No Evidence
7	disability	1	No Evidence

Test #	Test For	Category Results
1	disability	2 The property was not accessible. It was not required to be accessible. However, the agent offered to provide a ramp.
2	disability	2 The rental office is not accessible. However, the agent told the tester that units could be made accessible at the tenant's cost. The building is not required to be accessible.
4	disability	2 Units had a 3" step at the entrance, which made them inaccessible. The complex offered to modify the units. The building is not required to be accessible.
6	disability	2 The model is not accessible. The building is not required to be accessible.